



## From the Offices of Council Members Alter, Houston, Pool, and Troxclair

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We, the Council Members representing Districts 1, 7, 8, and 10, believe that any proposed soccer stadium deal brought to the Council for consideration should be consistent with the following principles:

- **Ensuring the Team Owners Invest in Our Community.** We believe that it is in the best interests of both the City and Precourt Sports Ventures (PSV) for PSV to invest in our community and avoid asking City taxpayers to shoulder substantial costs. A significant investment demonstrates that PSV is committed to Austin's future. Accordingly, we ask that the City negotiate a deal that minimizes any City subsidies, whether via direct spending or lost potential revenue.
- **Fully Accounting for All City Subsidies.** We believe it is important for Council to have a full and complete understanding of and estimates for all City subsidies and commitments, both through direct spending and lost potential revenue. Having this information available allows Council and the community to review any proposed ongoing City costs and the impact they have on the City's finances.
- **Having All Our Options on the Table.** We believe Council is in the best negotiating and decision-making position when we have all of our available options in front of us. To that end, we would like to see information on other potential proposals and any opportunity cost analyses presented to Council concurrent with a proposed stadium deal.
- **Having a Full and Complete Proposal in Hand.** We believe that it is important for Council to have a complete proposal with all terms and commitments defined and with no loose ends left for future discussion. This ensures that Council has a full understanding of the extent of the City's responsibilities.
- **Not Making Open-Ended Commitments.** We believe that the terms of a proposed deal should be well-defined and not provide for open-ended commitments. The City staff negotiating with PSV should consider including mechanisms that would limit the City's exposure to any open-ended commitments.
- **Enforcing the Deal.** We believe it is vital for the City to be able to enforce the terms of a deal in a way that ensures, to the maximum extent possible, that all parties are abiding by the agreement. A strong enforcement mechanism demonstrates that all parties are negotiating in good faith and have full confidence in their respective abilities to meet their responsibilities. Enforcement should include strong penalties for relocation or relocation discussions intended to extract further City commitments.
- **Providing Public Benefit for Public Property.** We believe that if the City is proposed to continue to own the McKalla Place property in order to exempt PSV from property taxes, then there should be strong provisions maintaining City control and maximizing commensurate community benefits. Any provisions relinquishing City control over the site (including the ability to program public parkland or use of the public stadium space on non-event days) should be well-defined.
- **Making Credible Mobility & Environmental Commitments.** We believe that a potential stadium deal needs to account for the environmental sensitivity of the area and the mobility impact on the surrounding community. A potential deal should clearly indicate who is responsible for ensuring the project is designed and implemented in a way that meets the City's standards for mitigating environmental and mobility impacts – and clearly indicate who is responsible for funding any identified mitigation. City staff should also include Capital Metro in the negotiation.